



# 46 COOPERS MILL MEWS

Dundonald, BT16 1WS

---

*Offers around* **£270,000**



END TOWNHOUSE | 3  | 2  | 2 

46 Coopers Mill Mews is a beautifully extended three-bedroom semi-detached home offering a perfect blend of style, comfort, and practicality. From the moment you enter, the quality of finish is immediately evident.

## KEY FEATURES

- Semi-detached extended family home
- Beautifully presented and extended by current owners
- Situated within popular location at the end of a quiet cul de sac
- Reception hall
- Living room with outlook to front
- Family room with feature panelled wall open to...
- Extended open plan kitchen/living/dining
- Bespoke fitted kitchen with a range of integrated NEF appliances, feature island unit with quartz waterfall edge worksurface and casual breakfast bar dining area, glazed atrium with recessed lighting and concertina doors to garden
- Three well-proportioned bedrooms
- Primary bedroom with ensuite shower room
- Family Bathroom with white suite
- Ultrafast Broadband Available





## ROOM DETAILS

### *Ground Floor*

- Reception Hall
- Downstairs WC  
7'1" x 3'4"
- Lounge  
13'11" x 12'5"
- Family Room  
16'4" x 10'6"
- Kitchen/Dining  
19'7" x 10'5"
- Utility Room  
6'8" x 3'4"

### *First Floor*

- Landing
- Bedroom One  
12'9" x 9'9"
- En Suite Shower Room  
9'7" x 4'3"
- Bedroom Two  
12'9" x 11'8"
- Bedroom Three  
8'10" x 8'8"
- Bathroom  
7'8" x 6'10"

### *Outside*

- Garden partially laid in paving and partially laid in artificial lawns
- Fully enclosed and private, getting sun into the afternoon with additional area to rear ideal for storage.
- Additional dual space parking to front.



To View Floor Plans  
scan QR code below



## DIRECTIONS

*Coopers Mill is located just off the A20 Belfast to Newtownards dual carriageway. Travelling from East Belfast turn right into the development. Continue straight ahead and Coopers Mill Mews is on the left hand side. No. 46 is straight ahead.*



## THE LOCAL AREA

*Dundonald lies east of Belfast and is often considered a suburb of the city. It is home to the Ulster Hospital, Dundonald International Ice Bowl, Dundonald Omnipark (Cinema and various eateries), has a Park and Ride facility for the Glider (Belfast Rapid Transit system), access to the Comber Greenway and several housing developments.*

ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	79	79

Scan QR Code to view floor plans and to arrange a viewing.



## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK

